

PLANNING COMMISSION REPORT



MEETING DATE: DECEMBER 15, 2004

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Turquesa Equestrian Estates - 23-UP-2004

REQUEST

Request a conditional use permit for a community recreation (equestrian) facility on a 5 +/- acre parcel located north of the northeast corner of Dale Lane and 70th Street with Single Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning.

Key Items for Consideration:

- The proposed 5 +/- acre site is for a community recreational facility for equestrian purposes in association with the 20-lot Turquesa residential plat.
- The subdivision contains private community trails that link each lot to the equestrian facility, and which also connect with the surrounding City public trails system.
- Community input has been favorable, however some concern has been expressed about the location of the facility, site servicing, and the paving of adjacent streets. As a result of these concerns, the site plan was modified, and subsequently concerned neighbors have submitted a letter of support for the project.

Related Policies, References:

- Case 18-PP-2004 is the associated Turquesa plat case containing 20, 2+/- acre residential lots on the 40-acre (gross) site.

OWNER

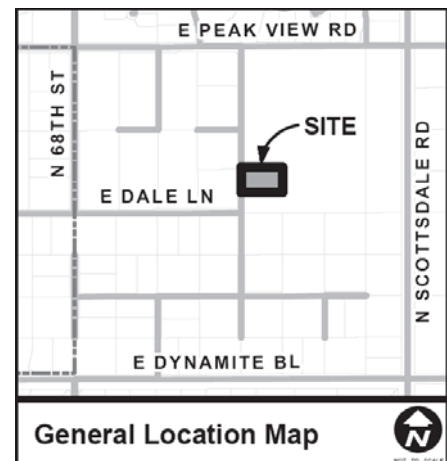
Ella Geiger Estate
480-513-9600

APPLICANT CONTACT

Don Allison
Monogram Development
480-513-9600

LOCATION

North of the northeast corner of Dale Lane and 70th Street



BACKGROUND

Zoning.

The site is zoned R1-70 ESL FO (Single Family Residential District) which allows for single-family homes by-right and related uses including Community Recreational Facilities with a conditional use permit. The Environmentally Sensitive Land and Foothills Overlay Ordinances contain policies designed to maintain the rural and equestrian character of the area

and protect the natural Sonoran desert environment.

Context.

This proposed equestrian facility is proposed to be within the larger Turquesa residential subdivision located at the southwest corner of Peak View Road and Scottsdale Road. Surrounding property is zoned R1-70 ESL FO District with developed and undeveloped lots containing homes, ranches and equestrian properties to the south and west and a R1-43 single family subdivision to the north of Peak View Rd, about 1,200 feet from the site. Scottsdale Road is situated east of the subdivision.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The request is to create an internal community recreational facility for equestrian purposes in conjunction with the 20-lot Turquesa Equestrian Community, which is presently in the plat process. The equestrian facility will permit individual lot owners to keep and ride horses at the site and internal neighborhood (private) trails are provided to link each lot with the equestrian facility. The site connects to the City's multi-use trail system situated on each side of the plat. The equestrian facility contains a large barn, one 100' x 150' covered lighted arena plus unlighted turnout area used as irrigated pasture, hot walker, round pen, hay barn and parking lot for horse trailers. A full-time, caretaker will be employed to maintain the facility and reside on the site. This will be a private facility intended for the use of Turquesa residents and their invited guests only. Access is provided through the subdivision as well as by a service drive connecting onto 70th Street.

IMPACT ANALYSIS

Traffic.

Traffic generated by this use will be relatively minimal since it is a community facility, intended for the use of Turquesa residents and invited guests only and is not open to the general public. Traffic related to the equestrian facility is anticipated to be less than 10 vehicle trips per day. Overall traffic coming or leaving to the plat relates to normal subdivision traffic.

Subdivision and community facility access will be from Peak View Road (a 50 ft. wide local collector), which will be upgraded as part of the plat approval that also includes Scottsdale Road improvements including dedication to ensure provision of a 75 ft. half street, plus new north bound left-turn and south bound deceleration lane construction. These improvements will adequately accommodate the increased traffic and turning movements associated with the plat and community facility. A service vehicle entrance is also provided to the equestrian site from 70th St.

Neighbors at the open house meeting have expressed both a concern and a desire for paving of 70th Street and Dale Lane and some neighbors prefer to leave the streets unpaved permitting equestrian use. However, since the majority of access other than the equestrian facility service entry is from within the subdivision. With the concerns expressed by some of the neighbors, staff has agreed to leave 70th Street and Dale Lane unpaved.

Development information.

- *Existing Use:* undeveloped land
- *Buildings/Description:* 38 stall barn with caretakers residence; separate 25' by 50' hay barn; one 100'x 150' covered lighted arena; and 80'X100' +/- turnout
- *Parcel Size:* 3.95 +/- acres net, (4.32 acre gross), part of larger 40 acre site (468,130 sq. ft.)
- *Building Height Allowed:* 24 feet
- *Proposed Building Height:* 24 feet
- *Floor Area:* 3,500 sq. ft., barn, 1,250 sq. ft. hay barn
- *Other:* a covered lighted arena, and unlit hot walker, round pen, turnout area, irrigated pasture, ramada, tot lot and lighted sports court

Water/Sewer.

City water and sewer services will be provided to this subdivision. Water will be extended to the subdivision from existing water facilities in the area. Sewer is proposed through the extension of a gravity flow sewer line southward along 70th Street from the southwest corner site to connect with existing sewer facilities located toward the south.

Fire.

The plat has been reviewed by Rural Metro and conforms to City requirements subject to "Knox Box" entry system at the gates and satisfactory apparatus circulation and turning radius area provided. An alternative private access may be provided to the Equestrian Facility from Dale Lane in the future.

Open space, scenic corridors, trails.

A total of 1.6 +/- acres (69,696 sq. ft.) of open space is provided within the 4+/- acre site. On the overall Turquesa site, 12.06 (30.2%) acres of Natural Area Open Space (NAOS) is provided and 10.55 acres (26.3%) is required and an average 100 ft. wide scenic corridor is provided along Scottsdale Rd. The Trails Master Plan identifies public trails along the east, south, and west and centrally along the wash running through the center of the plat. This wash contains a 1:100 year flow of 166 CFS and runs northeast to southwesterly through the property and will be maintained as NAOS.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *This use will not generate an unusual level of noise, smoke or vibration. Odor, dust and illumination are the primary concerns associated with this use. The applicant has addressed these concerns as follows:*
 - *Odor, manure will be picked up twice daily and stored in covered dumpsters situated at least 50 feet from property lines, and hauled away by a garbage removal service on a weekly basis*
 - *Dust, the riding arena and hot walkers will utilize a dust-free decomposed granite and washed sand mix which will be sprayed with water as required to mitigate dust, internal horse stalls feature rubber matt and wood chip flooring which reduce dust*
 - *Illumination, site and arena lighting conforms with City equestrian and ESLO lighting policy and feature 16-foot tall, full cut off fixtures on timers with lights on only when facilities are in use during non-curfew hours, which ends at 10:30 p.m. Light cut-off at property line meets City light trespass levels of 0.3-foot candles*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *The equestrian facility services the surrounding Turquesa community and users will be comprised primarily of local residents. Service vehicles can access the site either through the subdivision or by a separate service driveway from 70th St. to Dale Lane. The level and type of traffic generated by this use is not anticipated to be not be a detriment to the surrounding area*
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *Flies, will be managed through an automatic fly control spray system that will be operated at least once a day as needed to control fly breeding and activity along with the continuous removal of manure from the site.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- *The equestrian facility is reasonably compatible with the type of uses in this area, which are primarily horse properties and small ranches. Other single family subdivisions are also in the vicinity, however adequate provisions are included with the use to reduce negative impact related to odor, dust, flies and lighting*
- C. There are no specific addition conditions for this type of facility, however, the stipulations reflect the conditions required for a ranch use permit.

Policy Implications.

The community recreation equestrian facility recognizes the equestrian character of the Foothills Overlay (FO) area and provides an equestrian use for a future residential subdivision. The use of the site for equestrian purposes relates to the general equestrian character of the area and is compatible with this area.

Community Involvement.

Neighbors within 750 ft. of the site have been contacted and a neighborhood open house was held on June 10, 2004 to discuss both the plat and pending equestrian facility use permit case. Comments were generally favorable however concerns were expressed about site walls, paving of adjacent streets, lighting, traffic, noise and odors, noise and other impacts related to horses on the property. Staff has received four e-mail comments requesting the facility be relocated more internal to the site and along the site's Scottsdale Road frontage. Subject to the concerns expressed by neighbors, the applicant has relocated the facility northward with service access being located on 70th Street. As a result of this modification a majority of the original neighbors expressing concern have signed a letter of support of the facility. In addition, the neighbor that lives on 70th St. across from the facility has submitted a letter of support for the facility.

Community Impact.

Community impact mainly relates to the specific use of this site for an equestrian use rather than residential lots. The facility supports the goals of Foothills Overlay in an area that is comprised of mainly horse and small ranch uses. Non-equestrian, residential developments also exist in this area and efforts have been made to reduce adverse impacts on these uses. The primary impacts on the surrounding areas relate to noise, odor, flies, dust and facility lighting. These concerns are adequately addressed by the use permit stipulations.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

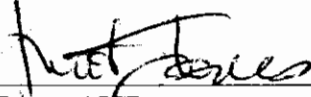
STAFF CONTACT(S)

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APPROVED BY



Al Ward
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Trails Coordinator Comments
10. Elevations and Site Plan

Use Permit Application Narrative for:

turquesa equestrian estates – scottsdale, arizona

LOCATION.

The subject property is currently undeveloped and is located at the southwest corner of Scottsdale and Peak View Roads in north Scottsdale. The property is surrounded by vacant land to the south, existing ranches and homes to the west and a new single family home neighborhood to the north. The forty-acre property is zoned R1-70 ESL [Single Family – Environmentally Sensitive Lands].

INTRODUCTION.

The main objective of this new community is to create a neighborhood with an equestrian character and experience unique to Scottsdale. In naming this experience, the design team choose a name that would add to the overall theme of the project as well as providing a unique basis for all of the materials associated with the neighborhood. In addition, the name needed to reflect the rich environmental heritage of the southwest. The name Turquesa is Spanish for "turquoise". The name Turquesa Equestrian Estates was chosen as a representation of all of these objectives. Turquoise is not only the state gemstone of Arizona, it also has some historical significance. Many early settlers to Arizona from South America called the beautiful blue stone, Turquesa. The Native Americans local to the area considered turquoise to be a source of good fortune, happiness, beauty, good health and long life. They called turquoise "Sky Stone", to match the rich blue color of the Arizona sky. Additionally, in the 13th century, turquoise was thought to protect the wearer from falls, especially from horses.

Turquesa Equestrian Estates offers a unique opportunity to develop a new community in Scottsdale with a foundation in the rich western heritage of the community. The architecture of the estate homes offered will enhance the local area and provide a much-needed alternative for horse owners who want to live in a neighborhood environment.

ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

The Turquesa Equestrian Estates project is located within the Lower Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described within the recently revised ESL ordinance. No boulder features, steep slopes, bedrock or unstable slopes are present on this site.

Topography & Slope.

The topography for this parcel is generally flat as the site falls from the northeast to the southwest at an average slope of 2-3%. The site is bisected by a wash



Prepared for: Monogram Development Services, L.L.C.
Prepared by: Tornow Design Associates, P.C.

▼ Page 1

Use Permit Application Narrative for:

turquesa equestrian estates – scottsdale, arizona

that flows through the property in a southwesterly direction. The wash has been designated as a 404-wash.

A slope analysis for the site has been prepared by Erie & Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is approximately 28%.

Vegetation/Site Features. The site is typical of the Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaro and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been performed and submitted with this application. The most significant feature of the site is 404-wash [described above] that bisects the site diagonally through the middle of the 40-acres.

Hydrology Analysis. Erie & Associates, Inc. has prepared a preliminary analysis of the site hydrology. Their report has been submitted under separate cover for review by City staff.

Archaeology Survey. A report detailing the archaeology survey findings for this property has been submitted with this application.

REQUEST.

Request. The applicant and developer, Monogram Development Services, request approval of the proposed neighborhood equestrian facility which is an allowed "conditional" use within the R1-70 zoning. As with all conditional uses in Scottsdale, the proposed equestrian center requires a use permit. The equestrian center is part of a companion application for a preliminary plat for a custom home subdivision.

Plan Summary.

- Existing Zoning:.....R1-70 ESL
- Site Area [Gross]:..... ± 40.0 Acres
- Maximum Dwelling Units allowed [0.55 units/acre] 22
- N.A.O.S. Required: 28%
- Maximum Height [per ESL ordinance]: 24'

Development Concept. Monogram Development Services propose to build a high-end custom homes with a strong emphasis and focus on an equestrian lifestyle. Lots will range from 54,000 square feet to over 100,000 square feet in area. The custom home concept allows for the preservation of the main wash that



Use Permit Application Narrative for:

turquesa equestrian estates – scottsdale, arizona

runs through the site as well as minor washes present on-site and provide for Scottsdale Road Scenic Corridor. Access to the new subdivision will be provided via Peak View Road.

The main feature of the proposed development will be a five-acre [approximately] common equestrian center that is available for all residents of this new neighborhood. The proposed private amenity will feature the following components:

- open arena[s] for riding and turn-out,
- hot walkers and round pens,
- barn / covered stables,
- material storage [hay, etc.] and
- trailer parking

The applicant proposes a full-time caretaker on-site to manage the facility. The equestrian components of the project blend in well with the existing ranches and other equestrian uses in the neighborhood to the west and south.

NOTE: The proposed equestrian facility will be for the sole use of residents of Turquesa Equestrian Estates. No outside users or commercial operations will be allowed.

Lighting. Lighting will be necessary to maximize the opportunity to use the equestrian facility, however, all lighting will comply with City ordinances which promote a dark sky character for this area of Scottsdale.

Trails Component. With the strong equestrian influence present in this area of Scottsdale, numerous trail elements will be integrated within project. Perimeter, public trails will be included on all four sides of the project including the Scottsdale Road Scenic Corridor. Internal, private trails will link all home sites with the common equestrian facility and to the perimeter trails. The perimeter trails will tie into the City's regional trail system linking numerous regional destinations within the community. All new public trails will be field staked with the assistance of the City's Trails Coordinator prior to construction.

Landscape Development. The landscape theme for the project will feature predominantly indigenous trees, shrubs and ground cover plants. Additional arid-adapted plants will be utilized for color in non-N.A.O.S. areas near the entrance and at the common area facility. A small turf area is also envisioned for use within common area to provide passive recreational opportunities for residents. Per the ESL ordinance, the turf will not be visible from off-site. See proposed design elements prepared by Vollmer & Associates submitted with this application.

USE PERMIT CRITERIA.

The existing R1-70 zoning on this parcel allows the proposed equestrian use as a permitted conditional use. However, a Use Permit application must be reviewed and approved through the public hearing process. The evaluation criteria for granting a Use Permit are outlined in Section 1.400 of the Scottsdale Zoning



Use Permit Application Narrative for:

turquesa equestrian estates – scottsdale, arizona

Ordinance. The uses must not materially affect the health, safety or welfare of the public. Considerations for that evaluation include the following:

- *Is there damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination?*
No. The facility will be a professionally managed, low-impact use that will not generate any unusual noise, smoke or vibration.

Dust will be monitored and controlled with the assistance of the full-time, on-site manager. Additionally, on-site decomposed granite with sand mix will create a near dust free environment. When activity levels dictate, dust mitigation will be accomplished using water to keep the soil moist. Internal stalls will feature rubber matt and wood chip flooring which will eliminate nearly all dust.

Odor associated with equestrian uses is primarily generated by manure. The manure will be picked on a daily basis and stored in covered dumpsters. The dumpsters will be removed weekly.

Flies will be managed through the use of a fly control system that utilizes an organic insecticide.

All lighting will adhere to all design guidelines and ordinances for equestrian uses in Scottsdale [see "Lighting" discussed above].

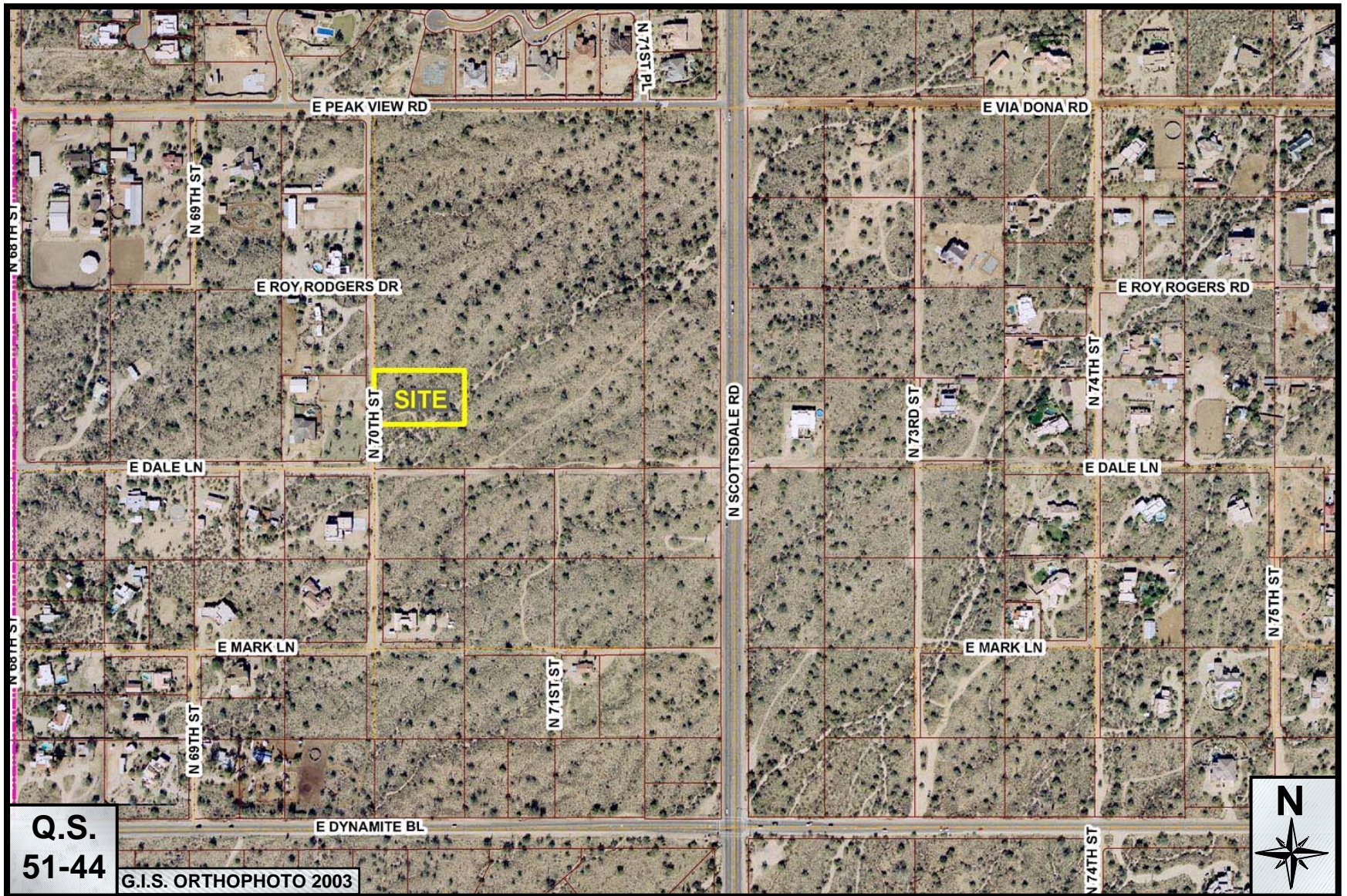
NOTE: All of these elements are common to any equestrian facility and will be effectively managed through commonly used, commercial practices and standards to minimize dust, odor and flies.

- *What is the impact on the surrounding area resulting from an unusual volume or character of traffic?*
None. All users of the proposed equestrian center will be residents of the subdivision. Therefore a majority of the traffic will be internal trips. Some service [deliveries, etc.] traffic may occur periodically. However, no additional increase in traffic is anticipated compared to what would otherwise occur with individual, lot-by-lot equestrian facilities.
- *Are the characteristics of the proposed use compatible with the types of uses permitted in the surrounding areas?*
Yes. The proposed equestrian uses are absolutely compatible with the surrounding neighborhood. This entire area of Scottsdale has long been an established ranch neighborhood and this amenity will further solidify the equestrian lifestyle of the region.

PUBLIC PARTICIPATION PROGRAM.

The master developer will be communicating with adjacent neighbors during the review of this application along with the preliminary plat and Development Review Board application. Specific comments from those communications will be provided to the City staff as the project progresses.





Turquesa Equestrian Estates

23-UP-2004

ATTACHMENT #2

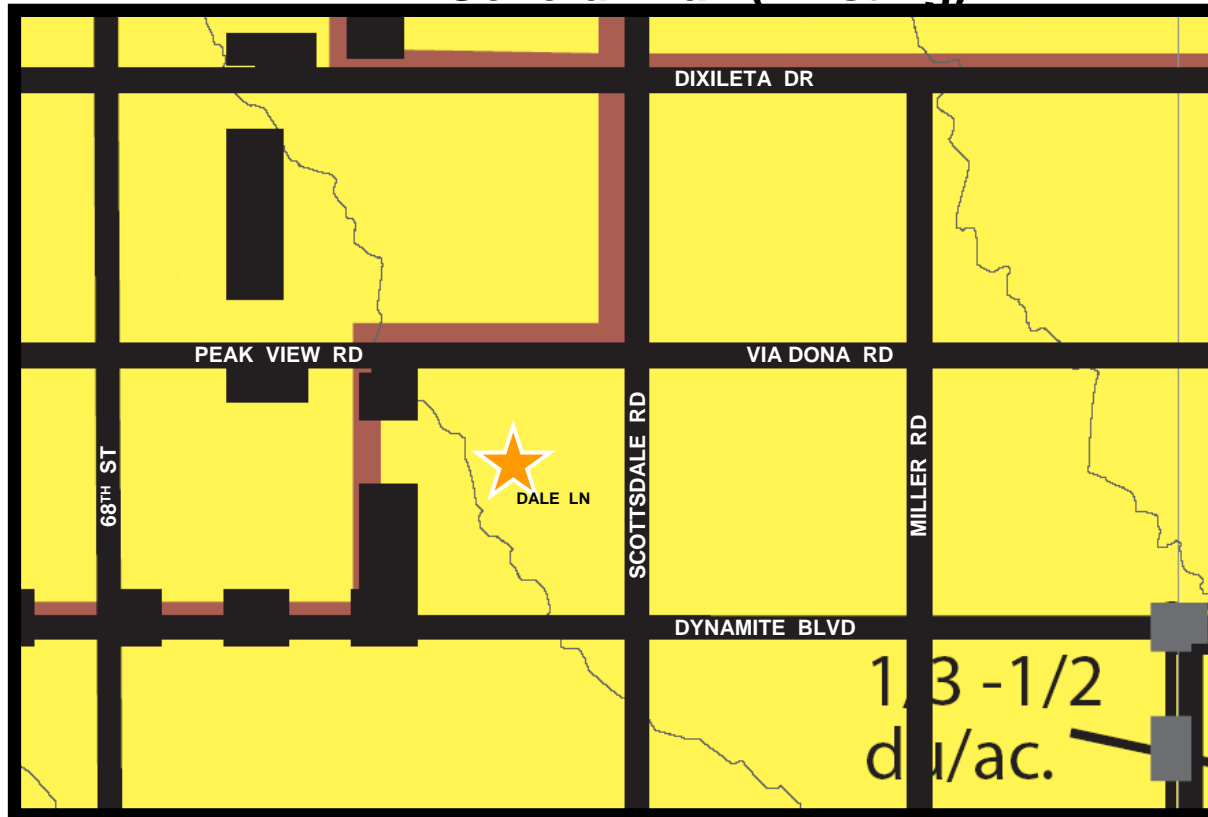


Turquesa Equestrian Estates

23-UP-2004

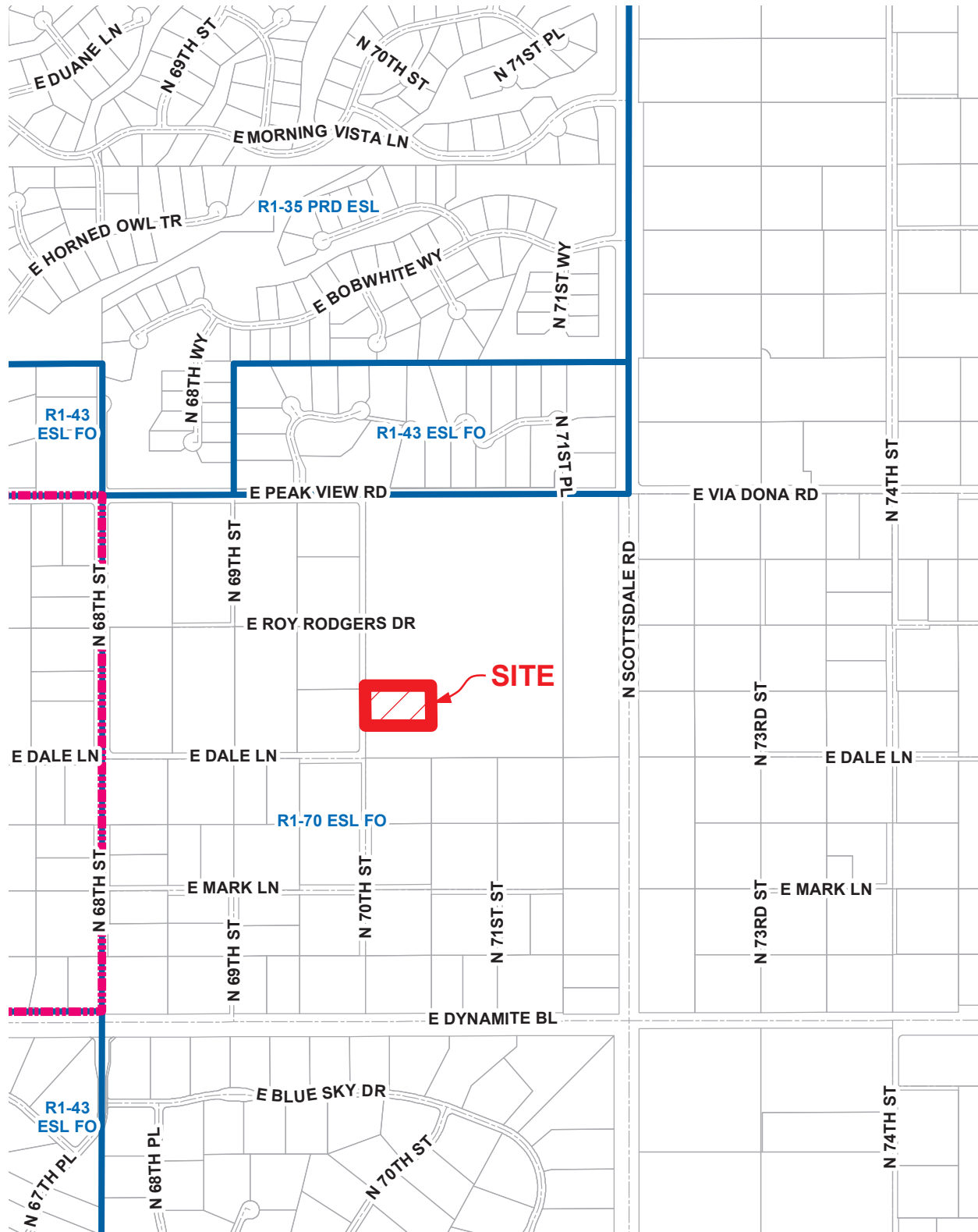
ATTACHMENT #2A

General Plan (Existing)



23-UP-2004
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of August 2003
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002



23-UP-2004

ATTACHMENT #4

STIPULATIONS FOR CASE 23-UP-2004

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the site plans submitted by Erie & Associates, Inc. dated 12/7/04 and Vollmer and Associates dated November 24, 2004. These stipulations take precedence over the above-referenced site plans. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **MINIMUM SETBACK FROM PROPERTY LINE.** No structure or facility used for stabling, storing, showing or training of animals shall be located within fifty (50) feet of any property line.
3. **MANURE DISPOSAL.** Manure shall be picked up twice daily and stored in covered containers and hauled from the site at a minimum, on a weekly basis. The container used for the storage of manure shall not be located closer than fifty (50) feet from any property line.
4. **FLY CONTROL.** With the Development Review Board submittal, the applicant shall provide a specific program for fly control in the barn, riding arena, stable and other equestrian areas, which minimizes the attraction and breeding of flies.
5. **DUST CONTROL.** With the Development Review Board submittal, the applicant shall provide a dust control plan with details relating to the use of a combination of decomposed granite and washed sand or alternate acceptable materials, within the riding arenas, walkers, and other paths and turn out areas. Barn and stable areas shall incorporate use of rubber matt and wood chips, wood shavings or alternate acceptable materials, to the satisfaction of the city staff.
6. **NOISE.** There shall be no outside speakers, voice amplification, or public address system on the site. There shall be no speakers, voice amplification, or public address system for the covered arena or barn.
7. **PARKING LOT REQUIREMENTS AND SCREENING.** The parking lot shall be screened from the street and other neighboring properties by low, undulating walls or berms, to the satisfaction of the Development Review Board. With the Development Review Board submittal, the applicant shall provide parking for a minimum of nineteen (19) parking spaces.
8. **SPECIAL EVENTS.** The equestrian facility is intended for the use of Turquesa Equestrian Estates residents and their invited guests. There shall be no shows or other activities that will generate more traffic than associated with normal community use. In case an event is planned that would exceed normal use, prior permission shall be obtained from the City of Scottsdale for the event or activity through issuance of a Special Events Permit.
9. **HEALTH LAWS.** All laws applicable to the public health must be complied with for the entire period of operation of the facility.

ENVIRONMENTAL DESIGN

1. **LOCATION OF INTERNAL STREETS AND DRIVEWAYS.** Before the Development Review Board submittal, the developer shall stake the alignments for all internal streets and driveways subject to inspection by city staff to confirm that the proposed alignments result in the least environmental and hydrological impact. The Zoning Administrator may approve the use of rectified aerial photographs in lieu of on-site staking.

2. **OUTDOOR LIGHTING.** With the Development Review Board application the developer shall provide plans addressing fixtures, fixture shielding, lamp type, height, locations, and photometrics.
3. **LIGHTING CURFEW.** All non-security lighting shall be turned off by 10:30 PM. All times between dawn to 10:30 PM shall be considered pre-curfew. All times between 10:30 PM and dawn shall be considered post-curfew.
4. **LIGHTING LEVELS.** Average illuminance (footcandle) levels in the following areas shall not exceed:
 - A. Covered arena – 20.0 FC maintained, and 30.0 FC initial
 - B. SportCourt – 14.0 FC maintained, and 20.0 FC initial
 - C. Tot Lot – 3.0 FC maintained, and 5.0 FC initial
 - D. Parking lot – 1.5 FC maintained, and 2.5 FC initial
12. **LIGHT TRESPASS.** Spill Light initial (light trespass) vertical illuminance levels at 6' A.F.G. at all property lines shall not exceed :
 - A. Pre-curfew -- 1.50 FC within 25 feet of the covered arena and trailer parking area; all other areas 0.30 FC
 - B. Post-curfew -- 0.30 FC all areas
13. **LIGHTING CONTROL DEVICE.** All pre and post-curfew lighting shall be controlled by an automatic device and photocell.

MASTER PLANS

SCHEDULE A – DRAINAGE MASTER PLAN

1. **MASTER DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a master drainage report and plan subject to city staff approval that addresses drainage for the equestrian facilities and the proposed subdivision that includes those facilities. The master drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the master drainage report and plan shall:
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all storm water management facilities for the subdivision and the equestrian facilities.
 - c. Address water quality issues for storm water storage basins located within the equestrian facilities that discharge into the existing wash that crosses the property by providing filtration or other means of treatment.
2. **MASTER DRAINAGE REPORT COPIES.** Before master drainage report approval by the Drainage Planning Department, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete master drainage report.
3. **MASTER DRAINAGE REPORT APPROVAL.** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the master drainage report.

CIRCULATION

1. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide multi-use trail along 70th Street, Dale Lane and Scottsdale Road.

In addition, the developer shall construct a minimum 8-foot wide equestrian-use only trail, within the existing wash that crosses the site from the northeast to the southwest. The trail shall be located within a public trail easement along the west side of Scottsdale Road that overlays and shares the same boundaries as the scenic corridor easement. The trail along the east side of 70th Street and the north side of Dale Lane shall be contained within a minimum 25-foot wide public trail easement, unless a lesser width is provided adjacent to the Equestrian Facility adjacent to 70th St., being acceptable to the City's Trails Coordinator. The trail within the wash shall be dedicated overlaying and sharing the same boundaries as the drainage easement that contains the large wash. The developer shall dedicate all easements to the city within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the City's Trails Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

2. SERVICE ENTRANCE FOR EQUESTRIAN FACILITIES. The proposed site plan shows a service access with a sliding gate from 70th St., and this is acceptable to City staff.
3. REFUSE. With the Development Review Board submittal, the developer shall submit a revised site plan that shows the location of refuse enclosures that serve the equestrian facilities and the caretaker's dwelling.
4. PRIVATE STREET CONSTRUCTION. All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
 - a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

ADDITIONAL INFORMATION FOR CASE 23-UP-2004

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes, wash crossings and retention basins,
 - b. wall and fence placement and design,
 - c. the type, height and intensity of proposed lighting and especially riding arena lighting, to ensure compatibility with the adjacent use,
 - d. structures and facilities on the site including the barn, covered riding arena, etc.,
 - e. the fly control and dust control programs submitted by the applicant associated with equestrian areas,
 - f. landscape buffers and berms on public and/or private property (back-of-curb to right-of-way or access easement line included),
 - g. location and configuration of NAOS areas,
 - h. major stormwater management systems,
 - i. alterations to natural watercourses (all watercourses with a 100 year flows of 50 cfs or greater),
 - j. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - k. all exterior lighting.
3. **REVEGETATION OF DISTURBED AREAS.** With the Development Review Board submittal, the developer shall submit a Natural Area Open Space Plan indicating areas of natural and revegetated natural area open space. All areas disturbed by construction shall be revegetated to the same type and density of vegetation present before construction.
4. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops if any shall be subject to Development Review Board approval.
5. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report.
 - (1). Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
3. **STORM WATER STORAGE REQUIREMENT.** Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required, V_r , and the volume provided, V_p , using the 100-year, 2-hour storm event.
3. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and

identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

4. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.
5. CONVEYANCE OF TRACTS/LOTS. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the city shall be:
 - a. conveyed by a general warranty deed, and
 - b. accompanied by a title policy in favor of the city, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Quality/Compliance Division.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
 5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
 6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.

- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

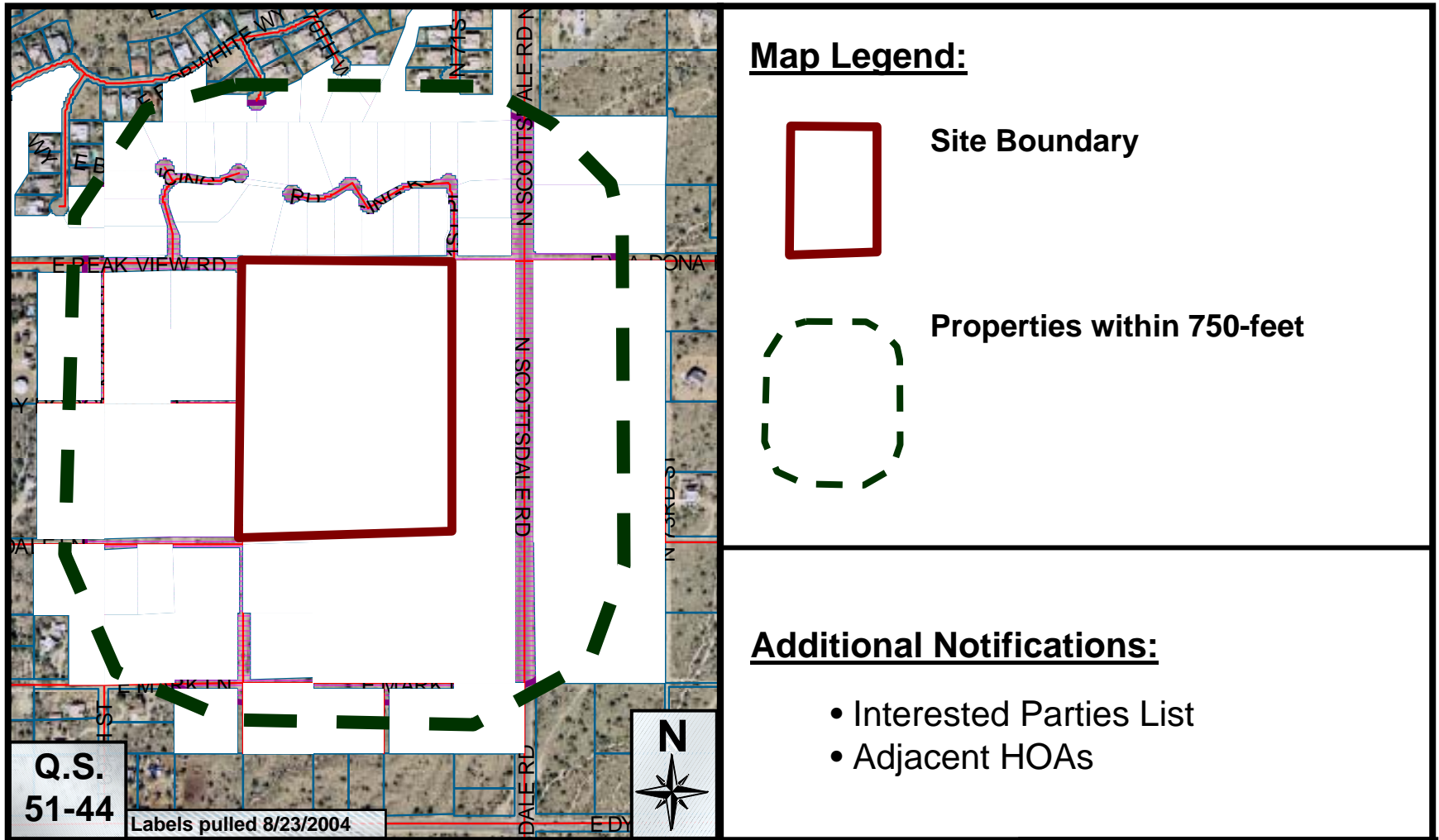
Turquesa Equestrian Estates

23-UP-2004

Attachment #7. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Turquesa Equestrian Estates

23-UP-2004

ATTACHMENT #8

Turquesa Trail Summary

The applicant has agreed to provide multiuse, public trails along the east, west and south boundaries of the project as shown on the Trails Master Plan. The applicant also proposes a multiuse, public trail along the north boundary of the project that is not shown on the Trails Master Plan. Finally, the applicant proposes to provide a public trail, restricted to equestrian use only, within the wash corridor traversing the property in a northeasterly to southwesterly direction. The trail through the wash corridor, which is included in the Trails Master Plan, will provide Turquesa residents access to the external public trail system, and allow equestrians that live outside the Turquesa neighborhood to pass through the site.

While limiting access on a public trail to equestrian only is uncommon within the City of Scottsdale, the unique equestrian setting of the Turquesa neighborhood may warrant such restrictions. An equestrian-oriented subdivision like Turquesa is a first of its kind in north Scottsdale.

Although the proposed plan by the applicant is a slight deviation from the Council-approved Trails Master Plan (public equestrian access versus multi-use public access of the wash corridor), given the overall context of the area, the proposal may be an improvement to the Plan. The applicant is providing a multiuse, public trail system around the entire perimeter of the project. Not having pedestrian and bicycle access to the wash will not negatively impact the public. The completeness of the trail system proposed around the perimeter of the project and the location of the proposed trails setback from the street right-of-way provides a pleasurable and safe trail experience (this was one of the arguments for the wash corridor being designated a public trail even though it is relatively short at approximately .25 miles). The wash connects to the proposed public trail system at both ends so users will be able to get where they desire to go unaffected by the change in the wash trail. It should also be pointed out that the trail within the wash corridor does not extend beyond this project.

Other factors must also be considered when restricting the allowable uses of a public trail. The physical characteristics of the wash corridor, primarily the loose surface material, create an undesirable condition for bicycles. The proposed trail around the entire perimeter of the subdivision will provide a more desirable experience for bicycles. The perimeter trails being setback from the street right-of-way will also provide an enjoyable and safe experience for pedestrians, as this is a desired juxtaposition of road and trail.

The applicant has requested that the hours of operation of the wash trail be limited to daylight hours. Currently, no city ordinance restricts the hours of use on trails outside of the McDowell Sonoran Preserve or the City's park system. It is uncommon for significant levels of trail use to occur during nighttime hours; therefore it is unlikely that the applicant's proposal will have a marked effect on trail users.

The applicant also proposes to restrict dogs from the wash trail. City ordinance requires that trail users keep dogs on a leash, and clean up after them. The only trail within Scottsdale where dogs are prohibited is the Pinnacle Peak Trail, which is codified in the Pinnacle Peak Park Ordinance. The applicant's desire to limit dogs from the equestrian-only trail within the wash will likely have little effect on trail users. Under the applicant's proposal, pedestrians will be restricted from the wash trail, so a pedestrian with a dog should use the perimeter trail. An equestrian with a dog will most likely not have that dog on a leash, thus will be in violation of the City's leash law.

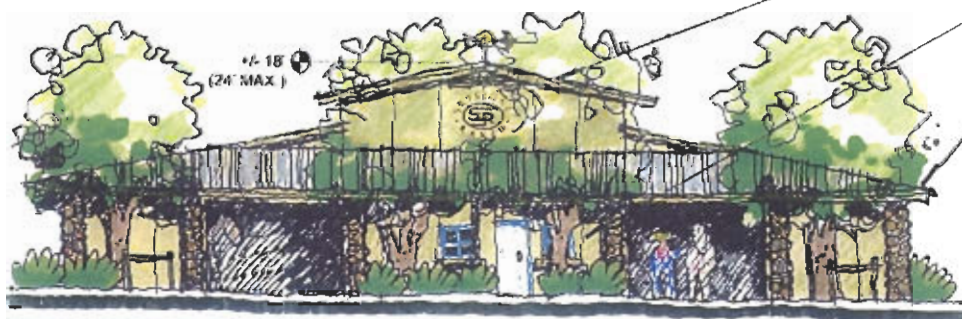
Discussions with adjacent equestrian neighbors and other active equestrians within the Desert Foothills Area have indicated that they are amenable to the applicant's proposal.



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

SALVAGED SPECIMEN TREES
TO SCREEN BARN FROM STREET

38 TO 40 STALLS WITH ACCESS
TO INDIVIDUAL OUTDOOR PENS

± 18'
(24' MAX.)

PAINTED STEEL SIDING
COLOR: SADDLE TAN

STANDING SEAM ROOF
COLOR: GALVANIZED

± 18' - 0' (24' MAX. C.O.S.)

PREFABRICATED METAL
BUILDING WITH PAINTED
FINISH
COLOR: SADDLE TAN
ACCENT COLOR: COCOA
BROWN

COCOA BROWN

SADDLE TAN

GALVANIZED

MATERIAL SAMPLES

STANDING SEAM ROOF
COLOR: GALVANIZED

CARETAKER RESIDENCE AT
FRONT OF BARN

COVERED ROOF ENTRY
WITH STONE COLUMNS

Conceptual Barn Elevations

Turquesa Equestrian Estates

SWC of Scottsdale and Peak View Scottsdale, Arizona

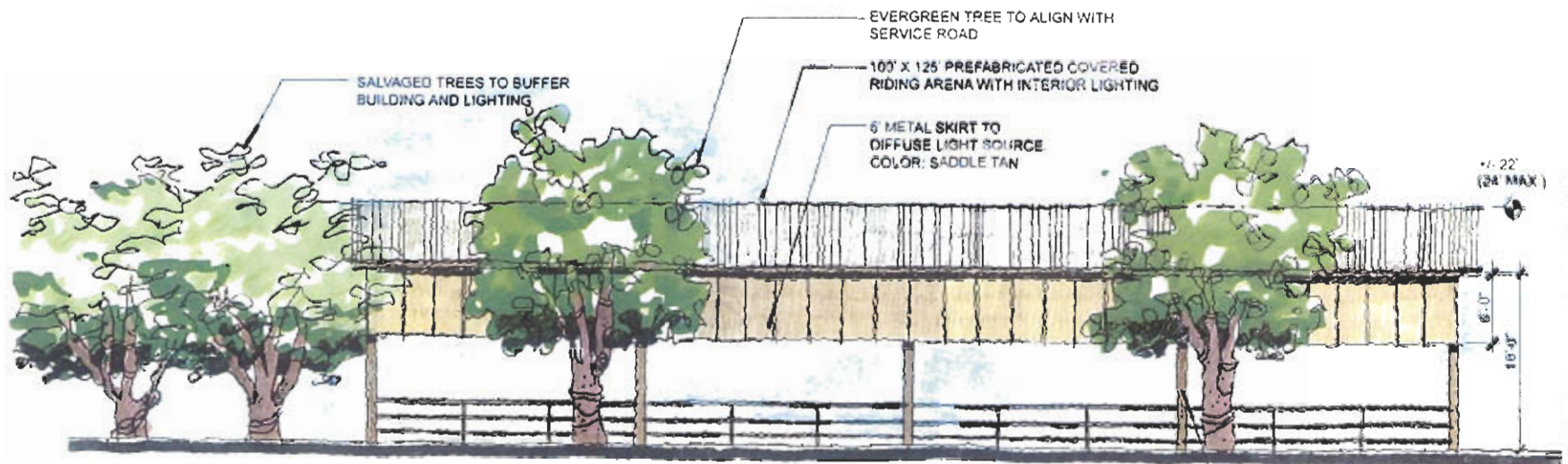
MONOGRAM DEVELOPMENT SERVICES LLC



North
Scale 1" = 20' 0"
21 September 2004

vollmer

CITY OF SCOTTSDALE DRB# 85-PA-04



SIDE ELEVATION



WINDMILL

FRONT ELEVATION



SADDLE TAN



GALVANIZED



COCOA BROWN

MATERIAL SAMPLES

Conceptual Arena Elevations

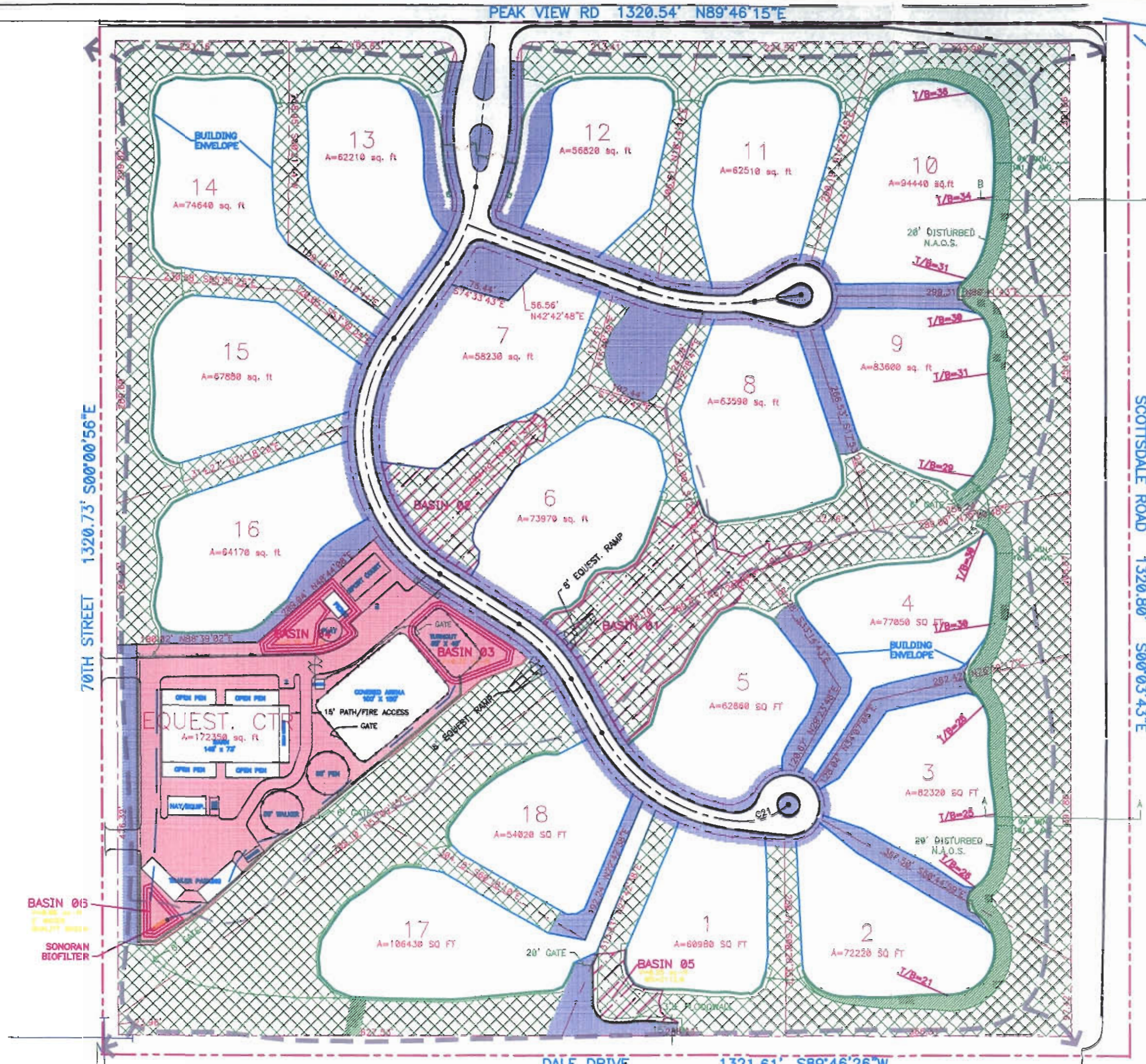
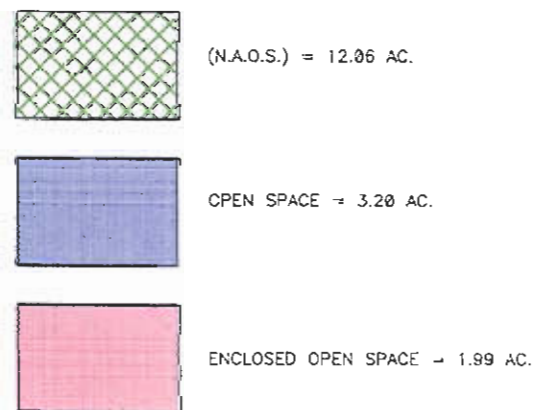
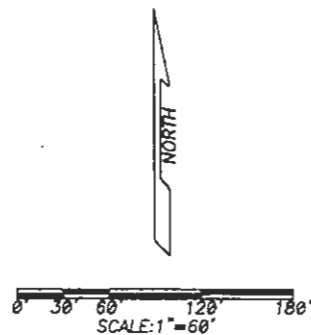
Turquesa Equestrian Estates

SWC of Scottsdale and Peak View Scottsdale, Arizona

MONOGRAM DEVELOPMENT SERVICES LLC



CITY OF SCOTTSDALE ORB# 89-PA-04

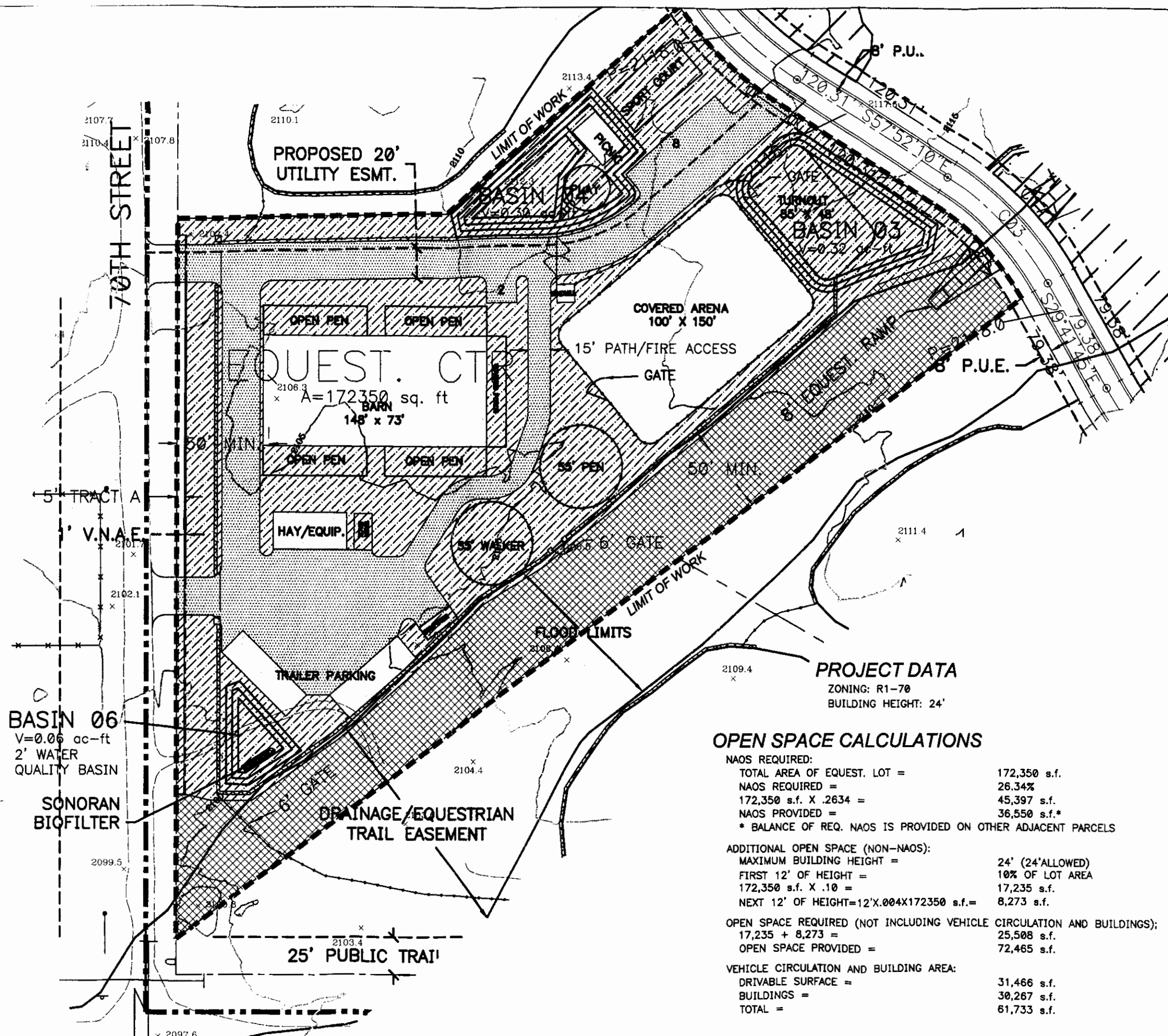
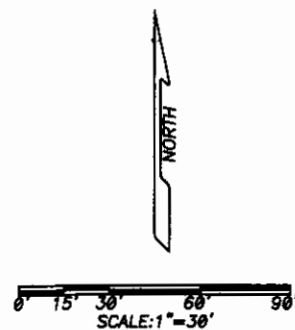




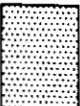
TURQUESA EQUESTRIAN ESTATES

OPEN SPACE ANALYSIS PLAN



PREPARED BY: ERIE & ASSOCIATES, INC.
 DATE: 12/07
 SCALE: 1"=60'
 DRAWN: J.F.
 DESIGN: J.F.
 CHECKED: J.F.
 SHEET NO.



-  (N.A.O.S.)
-  OPEN SPACE
-  VEHICLE CIRCULATION

PROJECT DATA

ZONING: R1-70
BUILDING HEIGHT: 24'

OPEN SPACE CALCULATIONS

NAOS REQUIRED:
TOTAL AREA OF EQUEST. LOT = 172,350 s.f.
NAOS REQUIRED = 26.34%
172,350 s.f. X .2634 = 45,397 s.f.
NAOS PROVIDED = 36,550 s.f.*
* BALANCE OF REQ. NAOS IS PROVIDED ON OTHER ADJACENT PARCELS

ADDITIONAL OPEN SPACE (NON-NAOS):
MAXIMUM BUILDING HEIGHT = 24' (24' ALLOWED)
FIRST 12' OF HEIGHT = 10% OF LOT AREA
172,350 s.f. X .10 = 17,235 s.f.
NEXT 12' OF HEIGHT = 12' X .004 X 172,350 s.f. = 8,273 s.f.

OPEN SPACE REQUIRED (NOT INCLUDING VEHICLE CIRCULATION AND BUILDINGS):
17,235 + 8,273 = 25,508 s.f.
OPEN SPACE PROVIDED = 72,465 s.f.

VEHICLE CIRCULATION AND BUILDING AREA:
DRIVABLE SURFACE = 31,466 s.f.
BUILDINGS = 30,267 s.f.
TOTAL = 61,733 s.f.



JOB NO. 1848.01
DATE 12/08/2004
SCALE: 1"=80'
DRAWN: J.P.P.
DESIGN: L.J.E.
CHECKED: L.J.E.
SHEET NO.